

Tar River Legacy Plan – Phase I Implementation

Project Status Report Period Ending: March 2016

Project Manager: Lamarco M. Morrison
Bershuan Thompson (Adventure Park Planning)

Project Description: The Tar River Legacy Plan was adopted by Council in 2014, and funding for catalyst projects was allocated as part of the FY15-16 budget. This project consists of the design and construction for three camping platforms and a covered river overlook structure. Additionally, this project includes the planning and feasibility analysis for an adventure park on City-owned land north of the Tar River, previously known as Pinecrest Mobile Home Park.

Yes	No	Overall Status – At a Glance
x		Will the project be completed on approved schedule?
	x	Will the project be completed within the approved budget?
x		Will the project deliverables be completed within acceptable quality levels?
x		Are project issues being addressed successfully?
x		Are project risks being successfully mitigated?
x		Are all customer concerns being addressed successfully?
<i>Explanation of items checked 'No' above:</i> <ul style="list-style-type: none">Based on the latest FEMA flood insurance mapping, the locations of the proposed camping platforms are being built in the floodway. Consequently, a No-Rise Certification for each of the three camping platforms is required, which also requires additional funding. City Council approved a budget amendment in 2015 allocating funds for the No-Rise Certifications.		
<i>Significant accomplishments this period:</i> <ul style="list-style-type: none">January 11, 2016 – City Council approved the Memorandum of Understanding (MOU) and lease with Sound River, Inc. to build three camping platforms on parkland adjacent to the Tar River.January 19, 2016 – Recreation and Parks executed an agreement with Kris Bass Engineering for professional services related to provide a No-Rise Certification for the proposed camping platforms.January 21, 2016 – The City executed the MOU and lease agreements with Sound Rivers to design and build three camping platforms.February 23, 2016 – Recreation and Parks issued an RFP for the provision of structural drawings and installation of a covered river overlook on parkland adjacent to the Greenville Off Leash Dog Park. Tar River Park location.February 29, 2016 – The City executed a contract with The East Group for a provision of a topographic and boundary survey for the river overlook site.		

- March 7, 2016 – City staff met with Outdoor Ventures to discuss the feasibility of an adventure park on City-owned land. City staff conducted a tour of potential sites for the adventure park Ventures that included the Pinecrest Mobile Home Park and the old landfill at 2805 East Second Street.
- March 11, 2016 – The City received quotes from two vendors for the provision of a river overlook structure. The project is being value engineered reduce the cost of construction. The RFP with the reduced scope will be reissued in early April, 2016.
- March 24, 2016 – Kris Bass Engineering completed the No-Rise Certifications for the three camping platforms. The documents have been submitted to NCDENR for approvals and building permits.
- March 30, 2016 – The City received a proposal from Strategic Adventures to perform a business feasibility analysis to build an adventure park on the Pinecrest Mobile Home Park site.

Significant accomplishments planned for next period:

- The City will receive the topographic and boundary survey for the river overlook site.
- The City will award the contract for the river overlook structure, and an RFP for a No-Rise Certification will be issued.
- Sound Rivers, Inc. will obtain building permits for the camping platforms, and mobilize to River Park North to begin construction of the first camping platform.
- Strategic Adventures will submit the feasibility analysis for the adventure park at the Pinecrest Mobile Home Park site.
- Recreation and Parks will select two additional sites for river overlooks and an observation platform. An RFQ will be issued for the procurement of engineering design services for the proposed structures.

Major issues, Scope changes, Pending change orders, Risks (impact, resolution):

- The business feasibility study may reveal that an adventure park is not suitable for the City of Greenville. The City may opt to develop a portion of the selected site into a passive park with greenways, and an issue an RFP for the construction and operation of an RV Park, as recommended in the Tar River Legacy Plan.

Project Control Information

Project Initiation

PROJECT NAME:	Town Common Design Development
PROJECT MANAGER:	Lamarco M. Morrison
DATE MOU EXECUTED:	N/A
FUNDING SOURCE:	<input checked="" type="checkbox"/> CIP, <input type="checkbox"/> COPS, <input type="checkbox"/> Bond, <input type="checkbox"/> Federal Funds, <input type="checkbox"/> Other
RESPONSIBILITY CODE(S):	010-04-40-51-000-000-533410-
CLIENT DEPARTMENT:	Greenville Recreation and Parks Department
CLIENT CONTACT:	252-329-4649
PROJECT SCOPE: The design and construction for three camping platforms and a covered river overlook structure. Additionally, this project includes the planning and feasibility analysis for an adventure park on City-owned land north of the Tar River, previously known as Pinecrest Mobile Home Park.	

Design Phase

DESIGN SCHEDULE		DESIGN BUDGET	
ADVERTISE DATE:	August 13, 2013	ORIG. DESIGN BUDGET:	\$200,000.00
BID DATE:	September 19 , 2013	AUTHORIZED CHANGES:	\$0.00
C.C. APPROVAL DATE:	December 12, 2013	TOTAL DESIGN BUDGET:	\$200,000
C.C. AGENDA NUMBER:	16	DESIGN CONTINGENCY:	\$13,000.00
LANDSCAPE ARCHITECTURAL FIRM:	Rhodeside & Harwell, Inc.	PRIOR DESIGN ACTUALS:	\$191,130.00
TELEPHONE NUMBER:	703-683-7447	PERIOD'S DESIGN COSTS:	\$0.00
		TOTAL DESIGN ACTUALS:	\$191,130.00
COMMENTS: The design phase for this project only included the overall master plan and has been completed. Additional engineering and No-Rise Certifications may be needed for future development projects.			

Construction Phase

CONSTRUCTION SCHEDULE		CONSTRUCTION BUDGET	
ADVERTISE DATE:	N/A; MOU and Lease Agreement	ORIG. CONSTR. BUDGET:	\$194,000.00
BID DATE:	N/A	AUTHORIZED CHANGES:	\$15,000.00
C.C. APPROVAL DATE:	January 11, 2015	TOTAL CONSTR. BUDGET:	\$209,000.00
C.C. AGENDA NUMBER:	11	CONSTR. CONTINGENCY:	\$6,000.00
CONSTRUCTION FIRM:	Sound Rivers, Inc.	PRIOR CONSTR. COSTS:	\$2,800.00
TELEPHONE NUMBER:	252-946-7211	PERIOD'S CONSTR. COST:	\$0.00
CONTACT NAME:	Matt Butler	TOTAL CONSTR. ACTUAL:	\$2,800.00
COMMENTS: Construction includes the cost of the No-Rise Certifications and construction of the camping platforms only.			
CONSTRUCTION IN PROGRESS	PLANNED DATE	FORECAST DATE	ACTUAL DATE
Contract Negotiations	January 11, 2016	January 25, 2016	January 21, 2016
Construction Documents	February 1, 2016	March 31, 2016	
Plan Review and Approvals	April 1, 2016	April 18, 2016	
Construction Activities	April 19, 2016	July 19, 2016	
Substantial Completion	July 19, 2016	July 25, 2016	
Create Punch List	July 23, 2016	July 25, 2016	
Project Closeout Procedures	July 26 , 2016	July 30, 2016	
Final Completion	July 30, 2016	July 30, 2016	
COMMENTS: Only one camping platform will be constructed at a time. Therefore, the substantial completion for each will be different; the completion of all three camping platforms is forecasted for July 25, 2016. The construction of the river overlook project will occur simultaneously with the construction of the camping platforms.			

Recent Photographs

PROJECT - Tar River Legacy Plan Implementation – Phase I

Report Date – March 30, 2016



Description

Photo taken August 21, 2015, shows the proposed site of the camping platform at the Phil Carroll Nature Preserve. Construction at this site will begin in early summer.



Description

Photo taken April 27, 2016, shows the proposed location of the new covered river overlook at the parkland adjacent to the Off Leash Dog Park.
